

WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between JAMES R. FRANKS and JIMMIE SUE FRANKS, husband and wife, Grantors, and VENTURE BUILDERS CORPORATION, Grantee,

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantee to the Grantors, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantors do hereby grant, bargain, sell, convey and warrant, except as hereinafter set forth, unto the Grantee, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DESOTO, State of MISSISSIPPI, and more particularly described as follows, to-wit:

LOT 480, SECTION "E", TWIN LAKES SUBDIVISION, IN SECTION 6, TOWNSHIP 2 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 18-20, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

TO HAVE AND TO HOLD unto the Grantee, its heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.

2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

STATE MS.-DESOTO CO. *ml*
FILED *ml*

JAN 3 3 18 PM '03

BK 435 PG 278
W.E. DAVIS CH. CLK.

3). Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

IN TESTIMONY WHEREOF, witness the signature of the Grantors on this the 2nd day of January, 2003.


JAMES R. FRANKS


JIMMIE SUE FRANKS

STATE OF MISSISSIPPI
COUNTY OF DESOTO.

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, JAMES R. FRANKS and JIMMIE SUE FRANKS, who acknowledged that they signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 2nd day of January, 2003.



Freda R. Buckingham
NOTARY PUBLIC

My Commission Expires:

ADDRESS OF GRANTORS:
5309 LONGWOOD COVE
WALLS, MS 38680
Home: 662-893-7463
Work: 901-233-1526

ADDRESS OF GRANTEE:
5309 LONGWOOD COVE
WALLS, MS 38680
Home: NONE
Work: 901-335-2814

PREPARED BY AND RETURN TO:
HOLCOMB DUNBAR, P.A.
P. O. BOX 190
SOUTHAVEN, MS 38671-0190
(662) 349-0664

FILE# 802690/FRB